

Property Analysis Spreadsheet



Address: 444 Sawyer
Asking Price: \$ 875,000
Units: 12
Price / Unit: \$ 72,917

Loan Amount: \$ 656,250
Down Payment: \$ 218,750
LTV: 75%

# Units/(Bedrooms)	Monthly Rent	Market Rent
1 (2)	\$875	\$ 950
2 (1)	\$700	\$ 765
3 (1)	\$725	\$ 795
4 (1)	\$750	\$ 795
5 (2)	\$850	\$ 995
6 (1)	\$750	\$ 775
7 (1)	\$750	\$ 775
8 (1)	\$750	\$ 775
9 (3)	\$1,050	\$ 1,150
10(2)	\$850	\$ 950
11 (2)	\$850	\$ 950
12 (2)	\$850	\$ 950



Rental Income/mo: \$9,750
Rental Income/year: \$ 117,000
Vacancy: \$ 5,850 (5.0%)
Gross Income: \$ 111,150

Expenses

Taxes: \$ 8,685 (7.8%)
Insurance: \$ 3,500 (3.1%)
Heat: \$ - (0.0%)
Water/Sewer: \$ 3,800 (3.4%)
Repairs: \$ 2,500 (2.5%)
Electric: \$ 850 (0.8%)
Garbage: \$ 1,500 (1.3%)
Snow/Lawn: \$ 1,500 (1.3%)
Reserve: \$ 3,000 (2.5%)

Operating expenses: \$ 25,335 (22.8%)
Management fee: \$ 2,340 (2.0%)
Total Expenses: \$ 27,675
NOI: \$ 83,475

Debt service: \$ 57,561 (51.8%)
Other interest: \$ - (0.0%)

Interest rate: 6.25%
Years: 20

Net Income: \$ 25,914

Summary	
Debt coverage ratio	1.45
Cash on cash return	11.8%
Capitalization rate	9.5%

SUMMARY

Building Size: 8226 sqft
Lot Size: 0.22
Zone: MDL-94
Parking: ~9 spaces
Heating: propane forced hot air (12)
Electrical: updated panels, separate

ADDITIONAL CONDITIONS

Completely rehabed after a fire in 2007
 laundry in basemnet
 all separate utilities